



Specification sheet

Platinum

1. **Basement**

18" x 8" or engineered specified concrete (32 mpa) footings; 9' concrete (32 mpa) foundations wall with four rows 10 mil rebar; 4" concrete floors (25 mpa) poured over compacted sand and 6 mil poly; dampproofing sprayed on exterior & interior walls; 4" weeping tile pipe around perimeter of foundation with 6" washed rock; basement walls framed with 2 x 4 K.D. spruce 24" O.C. with R-12 insulation.

2. **Framing and Roofing**

Engineer floor system; 23/32" T&G O.S.B. sub floor screwed and glued; 5/16" underlay for tile areas; 8mm U-Lay underlay for lino areas; 5/16" underlay for tile areas; exterior walls 2 x 6 K.D. spruce studs at 16" O.C.; 3/8" O.S.B. sheathing on walls; interior walls 2 x 4 K.D. spruce studs at 16" O.C.; engineered roof trusses; 7/16" O.S.B. sheathing c/w "H" clips; IKO Cambridge 40 year laminated fiberglass roof shingles

3. **Plumbing**

PEX Home Run water lines; 2 non freeze lawn services; Navien tankless water heater 98% efficiency; drain in garage; sump pump in basement.

4. **Heating and Electrical**

98% High efficient variable speed furnace c/w flow through drum humidifier; direct vent gas fireplace as per plan; two-speeded vent range hood fan; 100 amp-30/60 circuit panel; smoke detectors; belt drive garage door opener c/w two controllers; exterior garage door keypad; two exterior plugs; Christmas lights plug-in; roughed-in security system; roughed-in vacuum system, structured wiring rough in.

5. **Exterior Features**

Maintenance free Low E, argon gas, triple pane windows; window seal; maintenance free stucco with extensive stone detailing; maintenance free aluminum soffits, fascia and eavestrough; brick on entire garage front with 2' return; insulated front and back steel doors; insulated garage door c/w raised panels; poured concrete or pressure treated wood front steps/veranda; exposed aggregate driveway poured to width of garage, 10 mil rebar and 4" concrete duramix; exposed aggregate sidewalk poured and duramix rebarred into grade beam on 12" x 12' piles; piles poured for future deck; R-20 exterior and basement insulation; R-50 ceiling insulation.

6. **Kitchen**

Custom made upgraded maple, oak or Alder cabinets; crown molding detailing; 1 1/4" granite countertops; choice of tile for backsplash; microwave shelf with separate electrical circuit; single lever Delta taps; double stainless steel sink; hood fan; spacious pantry.

7. **Ensuite and Bathroom**

Custom made upgraded maple, oak or alder cabinets; china basins; large fiberglass jet tub; Delta taps; large full width mirrors; fiberglass tubs; fiberglass shower with glass doors; ceramic tile finish around tubs and showers.

8. **Drywall**

Soft line (round) or square corner drywall bead in all areas; California or splatter texture on ceilings; 9' main floor and basements ceilings.

9. **Carpet and Flooring**

Installed Sheffield III 53 oz 100% nylon stain guard carpet with upgraded 8.5-lb. BHT free underlay; hardwood floors; ceramic tile in front foyer, kitchen and bathrooms as per plan.

10. **Doors and Closets**

Craftmaster closets and doors; upgraded wood shelving in all closets, pantries and linen closets.

11. **Interior Finish, Lighting Hardware and Paint**

Doors with Weiser hardware; front entry door set complete with dead bolt; white 3 1/4" casings; 5" baseboards; two finish coats and one primer coat on all walls and woodwork; generous light package allowance with decora switches; interior rail to be maple, oak or paint grade with decorative iron spindles; insulation between bathrooms, laundry rooms and 2 bedrooms for extra privacy; custom built lockers in mudroom.

12. **New Home Warranty**

Your Home is Protected by a 1 Year Materials & Labour Warranty, 2 year Mechanical Systems Warranty, 5 year Foundation Water Penetration Warranty and a 10 Year Structural Defect Warranty

- Artisan Homes Inc. reserves the right to substitute material and features with equivalent without notice June 2009